



HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

4 3 2

GREATSTONE

Asking Price £475,000



A spacious detached family home, which is situated just a stone's throw away from the beach, this home offers the perfect opportunity to enjoy seaside living at its finest. Imagine waking up to the sound of the waves and taking leisurely strolls along the shore whenever you please.

This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. One of the reception rooms is currently used as a study, which is perfect for anyone looking to work from home. With four bedrooms and three bathrooms, there is plenty of space for everyone to enjoy their own privacy and comfort.

The kitchen/dining room is the heart of this home, providing a warm and inviting space for family meals and gatherings. Whether you are a culinary enthusiast or simply enjoy sharing meals with loved ones, this area is sure to become a central hub for daily life. The ground floor also offers a downstairs bathroom and utility room.

With parking available for several vehicles, you won't have to worry about finding a spot after a long day out or when guests come to visit. This convenience adds to the overall appeal of this property, making it a practical and comfortable place to call home. The enclosed rear garden offers a decking area overlooking the garden, so makes the perfect place to entertain and enjoy the garden.

Don't miss out on the opportunity to own this beautiful property in such a desirable location. Contact us today to arrange a viewing and start envisioning the wonderful life you could create in this seaside retreat on Merritt Road.

The property is located in the popular area of Greatstone, which offers Spar general store/post office, local restaurants and public houses, along with miles of beautiful coastline where you can enjoy lovely walks. New Romney is one of the original Cinque Port Towns and offers a quaint, busy high street and further local amenities including public houses/restaurants, coffee shops, individual shopping and Sainsbury's supermarket. The market town of Ashford is within easy reach and is home to the remodelled McArthur Glen designer outlet.

Local attractions include the famous Romney Hythe & Dymchurch light railway, which runs through New Romney, down to Dungeness and to the pretty Cinque port town of Hythe, and Port Lympne Wildlife Park. Recreation facilities can be found in and around the area including a sports centre, swimming pools, two nearby golf courses - one being a championship course.

Connections are also good, with easy access onto the A249, which links into the M20, M25 and M2 motorway networks.

Ashford International operates the high-speed train into London St Pancras within 38 minutes. The Channel Tunnel Terminal and the Port of Dover provide services to the continent.

Services - Mains water, gas, electricity and private drainage via cess pit.

Heating - Gas central heating

Broadband - Average Broadband Speed 70mb plus

Mobile Phone coverage - Poor to Good

Flood Risk - Very Low



- A STONES THROW FROM THE BEACH
- FOUR BEDROOM DETACHED FAMILY HOME
 - KITCHEN/DINING ROOM
 - TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM AND UTILITY ROOM
 - EN SUITE AND FAMILY BATHROOM
- DRIVEWAY OFFERING PARKING FOR SEVERAL CARS
 - ENCLOSED REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING



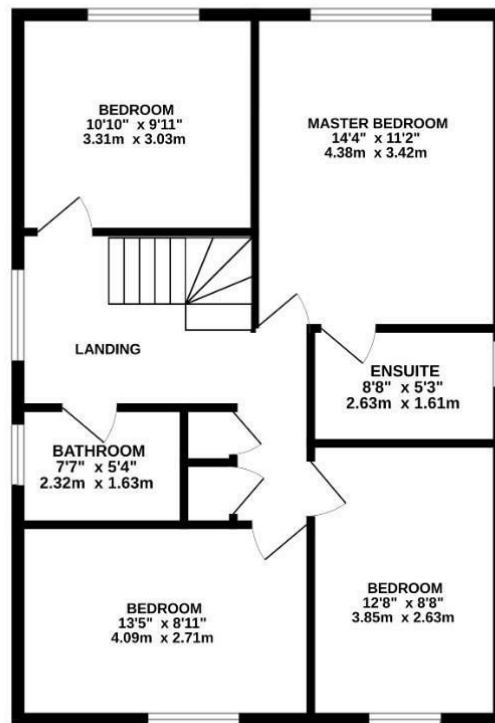
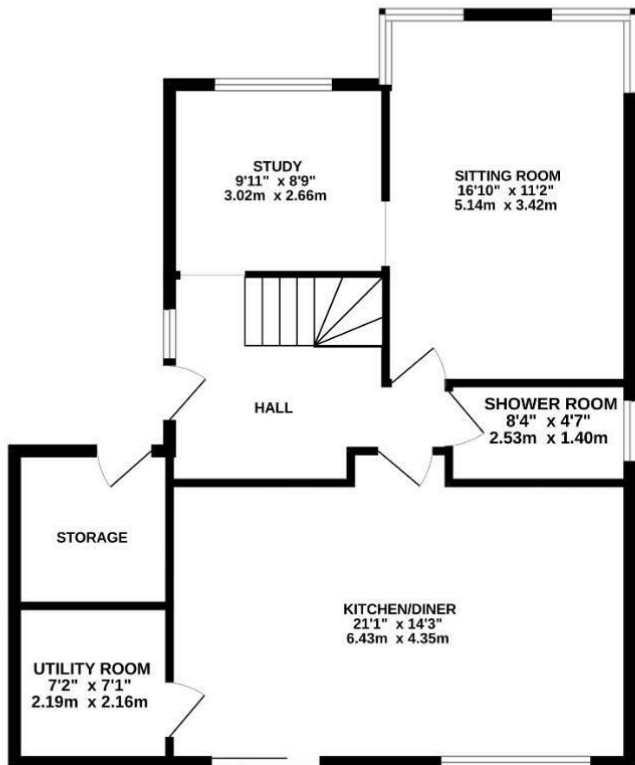




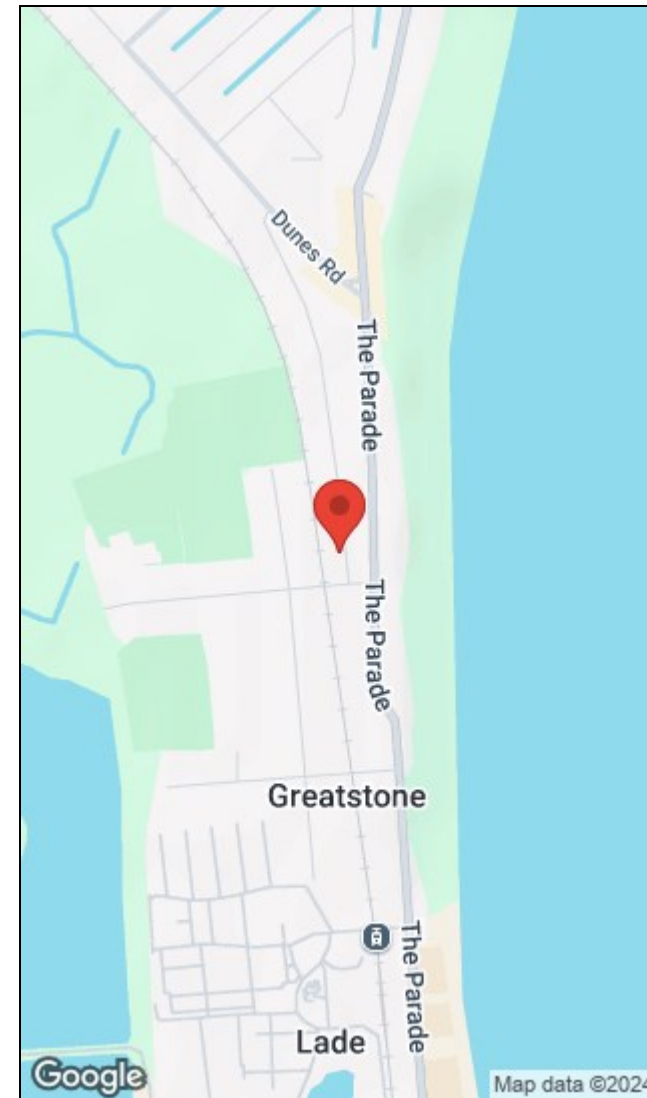


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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